



Tenure 990 years from 30/12/1949

Leasehold

Ground rent £1.71 pa

Council Tax Band A

EPC Grade E

HAWARDEN STREET, ASTLEY BRIDGE

£155,000

- Three Bedroom Mid-Victorian Terrace with High Ceilings & Original Features
- Ideal FTB Home or BTL Investment - Potentially Returning Up To £750PCM
- Ready to Move In & Put Own Stamp On
- Well Sized Low Maintenance Garden to Rear



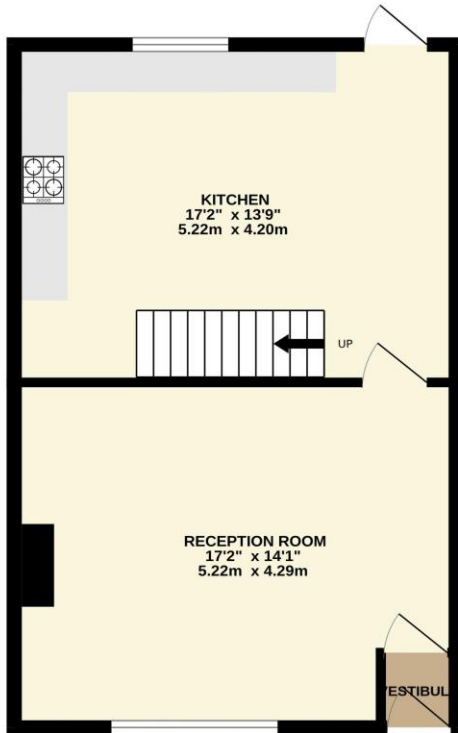
Regency



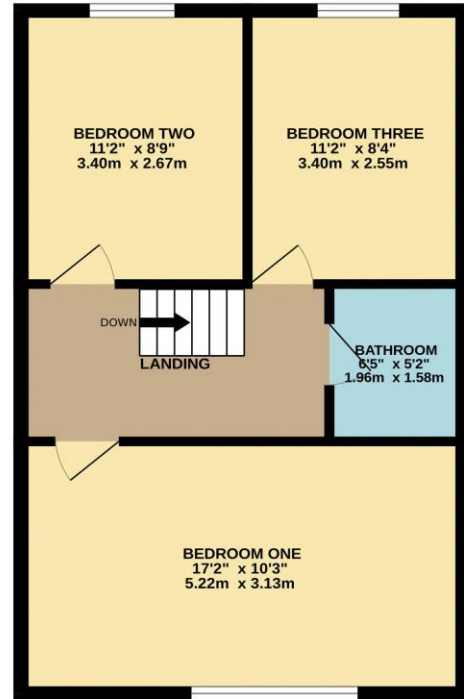
****SPACIOUS TERRACED HOME IN CENTRE OF ASTLEY BRIDGE* IDEAL FTB OR BTL** High Ceilings & Original Features - Ready to Move In/ Let Out - Spacious Low Maintenance Garden - Sought After Location - No Chain & Vacant Possession The ideal opportunity to purchase a three bedroom mid Victorian terraced property in the heart of Astley Bridge on the popular Hawarden Street. The home has been rented out for a number of years with a modern kitchen and bathroom, it is offered with vacant possession and is ready to move straight in. The vendor has looked after the property including redecoration, carpets, modern boiler, up to date certs, uPVC windows and more....It would suit any FTB looking to move to the area or as a BTL investment returning £750PCM. Ideally located close to centre of Astley Bridge, within walking distance to local amenities on Blackburn Road and just a short drive to Bolton Town Centre with, well regarded schools and excellent transport links including the M61 motorway and numerous Train Stations. It is also within easy access to Egerton and Bromley Cross with their village feel and access to the countryside, it really is a location which offers the best of both worlds! The home comprises; entrance porch leading into modern lounge with feature fireplace, to the rear an open plan kitchen/diner with a range of wall and base units and door to the garden. Upstairs there are two double bedrooms front and back including large master to the front, and a good sized third they are complimented by a modern three piece tiled bathroom suite. Externally there is on road parking to the front, front palisade and to the rear a low maintenance garden with decking and patio area which will receive sun long into the evening. Terraced homes in Astley Bridge rarely come on the market for sale with No Chain and offering this size and finish. Please call the office to arrange a viewing.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND:
A**

**TENURE:
LEASEHOLD**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements